

**REDEVELOPMENT AGENCY MEETING
JULY 25, 2006**

The meeting was called to order as the City Council at 2:07 p.m. by Council President Peters with all Council Members present.

Roll Call Faulconer, Atkins, Young, Maienschein, Fyre,
 Madaffer, Hueso, and Council President Peters

Andrea Tevlin, Independent Budget Analyst
Karen Heumann, City Attorney
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 2:36 p.m.

The meeting reconvened as the Redevelopment Agency at 2:36 p.m. by Chair Peters with all Agency Members present.

Adoption

6. **Housing Enhancement Loan Program for the Grantville Redevelopment Project Area (District 7)**

(RA-2007-1)

Item 1. Approve and adopt findings that permit the use of the Grantville Redevelopment Project Area low-and-moderate income housing funds outside the Grantville Redevelopment Project Area and within Navajo and Tierrasanta communities.

(RA-2007-2)

Item 2. Amend the Fiscal Year 2007 Redevelopment Agency budget by increasing the Grantville Redevelopment Project Area budget (fund 98260) in the amount of \$1.0 million for anticipated low-and-moderate income housing tax increment revenues, contingent upon court validation of the adoption.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 25, 2006

Adoption

6. **Housing Enhancement Loan Program for the Grantville Redevelopment Project Area (District 7)**

(Continued)

Item 3. Authorize the expenditure of up to \$1.0 million of the Grantville Redevelopment Project Area low-and-moderate income housing Tax increment revenue for the housing enhancement loan program and administration of the program for very-low, low and moderate income families that own and occupy one-unit residential properties within the Navajo and Tierransanta Communities.

Item 4. Approve the Grantville Redevelopment Project Area Housing Enhancement Loan Program (HELP) Guidelines

This activity is not a “project” therefore is exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

Redevelopment Agency

Council Companion Item no. 333

No one spoke in opposition to these items.

Staff: Tracy Reed, (619) 533-7519
James Davies, (619) 533-5373
Agency Counsel: Eunice Chan

Motion by Member Madaffer to Adopt (Fyre in opposition)
Second by Member Hueso
Passed by the following Vote: 7-1

Redevelopment Agency Resolution numbers R-04061, R-04062; and City Council Resolution number R-301697.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 25, 2006

1. **Approval of Minutes:**

April 24, 2006, special
April 25, 2006

Motion by Member Madaffer to approve
Second by Member Hueso
Vote: 8-0

Adoption

2. **Amendment to the Construction Agreement for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2007-9)

That the Redevelopment Agency approve Change Order No. 2 to the Agreement with PCL in the amount of \$3,020,300 for a theatrical equipment package allowance, ornamental painting allowance for the audience chamber, and reinstatement of the bid day alternate Bid Items 1 through 6 for the Rehabilitation of the Historic Balboa Theatre.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-25, dated July 19, 2006.

No one spoke in opposition to this item.

Staff: Gary J. Bosse, (619) 533-7163
Agency Counsel: Bruce Bartram
Auditor Certificate Number: AC 2700010

Motion by Member Faulconer to Adopt
Second by Member Hueso
Passed by the following Vote: 8-0

Redevelopment Agency Resolution number R-04063.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 25, 2006

Adoption

3. **14th Street and Island Avenue Park-Approval of Park Plans and First Implementation Agreement with Pinnacle International Development, Inc.- East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(RA-2007-8)

That the Redevelopment Agency approve the proposed First Implementation Agreement with Pinnacle International Development Inc.

(RA-2007-7)

Approve the Schematic Drawings for the park at 14th Street (between J Street and Island Avenue), and provide Design Review approval of the Corner Commercial Structure of the Pinnacle development.

Under the 1992 Master Environmental Impact Report (MEIR) and the 1999 Final Subsequent Environmental Impact Report (SEIR), an Environmental Secondary Study is prepared for all development in the Centre City area in order to evaluate a project's compliance with the Community Plan and applicable Planned District Ordinance and, therefore, the findings and conclusions of the MEIR and SEIR. Unless the Project is found to be out of compliance with those planning documents, no further environmental review is required.

An Environmental Secondary Study was prepared in 2005 for the Pinnacle project including the proposed park. The Secondary Study found that the project is consistent with the Community Plan and Centre City Planned District Ordinance and, therefore, will not have any impacts not previously reviewed in the MEIR and SEIR. The Secondary Study and findings were certified by the Redevelopment Agency and City Council on October 11, 2005 under Resolutions R-03959 and R-300932 respectively.

See Centre City Development Corporation Report no. CCDC-06-24, dated July 19, 2006.

No one spoke in opposition to these items.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 25, 2006

Adoption

3. **14th Street and Island Avenue Park-Approval of Park Plans and First Implementation Agreement with Pinnacle International Development, Inc.- East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(Continued)

Staff: Pamela Hamilton, (619) 533-7114

Nicole Haines, (619) 533-7177

Agency Counsel: Bruce Bartram

Motion by Member Faulconer to Adopt

Second by Member Hueso

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04064.
R-04065 and D-04065.**

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 25, 2006

Adoption

**5. Enhanced Storefront Improvement Program for the Grantville
Redevelopment Project Area (District 7)**

(RA-2007-4)

Item 1. Authorize the expenditure of up to \$1,000,000 of the Grantville Redevelopment Project Area tax increment funds for an enhanced storefront improvement program and administration of the program for small business and property owners within the commercial and industrial area of Grantville and the commercial area of Allied Gardens.

Item 2. Amend the Fiscal Year 2007 Redevelopment Agency budget by increasing the Grantville Redevelopment Project Area budget (fund 98260) in the amount of \$1.0 million for anticipated tax increment revenues, contingent upon court validation of the adoption.

(RA-2007-3)

Item 3. Approve the Grantville Enhanced Storefront Improvement Program (G-ESIP) Guidelines.

This activity is not a "project" therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

Redevelopment Agency

No one spoke in opposition to these items.

Staff: Tracy Reed, (619) 533-7519
James Davies, (619) 533-5373
Agency Counsel: Eunice Chan

Motion by Member Madaffer to Adopt (with Fyre in opposition)
Second by Member Hueso
Passed by the following Vote: 7-1

Redevelopment Agency Resolution number R-04066, R-04067.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 25, 2006

Adoption

**7. Financing for the Affordable Housing Collaborative Program
(Districts 1, 2, 3, 4, 5, 6, 7, 8)**

(RA-2007-11)

Item 1. Adopt a resolution to authorize the issuance of a Request for Proposals to secure a bank line of credit in the estimated amount of \$35 million to provide funding for an Affordable Housing Collaborative Opportunity Fund.

(RA-2007-10)

Item 2. Adopt a resolution to approve the treatment of low-and moderate-income housing set aside funds from the Redevelopment Division's project areas as a revenue pool for an Affordable Housing Collaborative Opportunity Fund.

This activity is not a "project" therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

See Redevelopment Agency Report no. RA-06-18, dated July 19, 2006.

Public testimony in opposition by Joseph Bramen..

Public testimony in favor by Sherman Harmer.

Staff: Michele St. Bernard (619) 533-4218

James Davies, (619) 533-5373

Agency Counsel: Carol Leone

Motion by Member Atkins to Adopt

Second by Member Madaffer

Passed by the following Vote: 8-0

Redevelopment Agency Resolution numbers R-04068, R-04069.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 25, 2006

Adoption

4. **Request to Bid and First Amendment to the Agreement with Project Design Consultants for the Little Italy Street Light Project (Ash to Laurel, and California to Front Streets)-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District2)**

(RA-2007-6) (Cor. Copy)

- Subitem 1. Authorize the Corporation, on behalf of the Agency, to advertise for bids for the construction of the Little Italy Street Light Project.
- Subitem 2 Authorize the Executive Director of the Agency or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.
- Subitem 3. Authorize the Corporation, on behalf of the Agency, to administer said contract.
- Subitem 4. Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety code 334000.

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 25, 2006

Adoption

5. **Request to Bid and First Amendment to the Agreement with Project Design Consultants for the Little Italy Street Light Project (Ash to Laurel, and California to Front Streets)-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District2)**

(Continued)

Subitem 5. Approve the First Amendment to the Agreement with Project Design Consultants for design and construction management services for the Little Italy Street Light Project in the amount of \$41,608. The maximum compensation will not exceed \$206,536.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-22 and CCDC-06-10, dated July 19, 2006.

Council Companion Item no. 334

No one spoke in opposition to these items.

Staff: John L. Anderson, (619) 533-7140

Nicole Haines, (619) 533-7177

Agency Counsel: Bruce Bartram

Auditor Certificate Number: AC 2600922

Motion by Member Madaffer to Adopt (with Fyre in opposition)

Second by Member Hueso

Vote: 7-1

Redevelopment Agency Resolution number R-04070; and City Council Resolution Number R-301698.

Adjournment

The meeting adjourned as the Redevelopment Agency at 3:40 p.m.

Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego
(jis)